



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: **Application for Subdivision
 Dollar Tree & Future Development
 4008 Okeechobee Road**

DATE: December 20, 2017

STAFF REPORT

Owner/Applicant: Smigiel Partners XIX Ltd
 PO Box 540669
 Lake Worth, FL 33454

Representative: Jason M. Gunther, P.E.
 Thomas Engineering Group
 125 West Indiantown Road, Suite 206
 Jupiter, FL 33458

Requested Action: Approval of a Subdivision, Final Plat (Minor Replat), to combine and subdivide the subject parcels into a 1.67 acre site for Dollar Tree and retain a 1.31 acre parcel for future development.

Location: 4008 Okeechobee Road

Parcel IDs: 2417-332-0009-000-9 & 2417-333-0001-000-6

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Site Size: 3.17 acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request

The applicant is requesting the approval of a final plat (replat) for the proposed Dollar Tree at Okeechobee and Hartman Subdivision. The area is made up 3.17 acres and is located at 4008 Okeechobee Road, at the northeast corner of Okeechobee and Hartman Roads. The proposal entails the combination of two (2) parcels of land for subdivision into two (2) more equal parcels, providing for right-of-way dedication and reservation of shared access. The proposed parcel design provides for development of the approved Dollar Tree retail site and reservation of a parcel to the east for future development.

Background & Project Summary

Lot 1 presented within the plat will be site of the proposed 9,977 sq. ft. Dollar Tree retail store, support parking, lighting, landscaping, storm water, and pedestrian improvements. Adjacent to the proposed Dollar Tree is proposed Lot 2, allocating 1.31 acres to the east for future commercial development.

The plat encompasses dedication of right-of-way requested by St. Lucie County, and reservation for shared access between adjacent commercial sites pursuant to City Comprehensive Plan Objective 2.7 & Policy 2.7.2 which guides provision of cross access with adjacent properties.

Traffic

The traffic impact study provided by the applicant determined that a total of 422 additional daily trips will be generated by the Dollar Tree project. Of these trips, 38 AM peak hour and 68 PM peak hour trips will be dispersed onto the surrounding roadway network. With the completion of this facility, all of the surrounding roadway segments are expected to operate at their current adopted level of service (LOS) with the additional trips.

The traffic engineer for the project has presented that traffic projections for the Dollar Tree, and future development of the eastern parcel, do not warrant exclusive left or right turn lanes at either of the proposed site access driveways. Staff anticipates further review and analysis at the time of site plan application for the remaining east parcel to account for the future use, additional development, and the anticipated connection to Moonswiners BBQ.

Technical Review Committee

All affected departments have reviewed and conditionally approved the Plat based on compliance with the requirements of the City Code. The City Engineering Department and City's reviewing surveyor have requested minor housekeeping adjustments to the plat document.

Planning Board

The Planning Board, at their December 12th meeting, voted unanimously to recommend approval of the request.

Staff Recommendation:

The proposed Plat generally meets the requirements of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends **approval** with the following conditions:

1. The applicant complete the recommended housekeeping corrections referenced by the City Engineering Department and City's reviewing surveyor, prior to scheduling for City Commission review; and

2. The ingress/egress Easement is maintained, or appropriately adjusted during development review of Lot 2, to accommodate shared access with adjacent uses.
3. Approval with the condition that the applicant completes installation of, or filing of a surety for, the sidewalk connection along Hartman Road prior to recording of the Plat, in accordance with City Code Section 18-13.